

AT 14389SH
SUBORDINATION OF LEASE

WHEREAS, MLA Ventures, LLC ("Lessor") and Richard A. Artim, M.D., P.A. ("Lessee") entered into that Lease Agreement dated as of June 24, 2008 (the "Lease") concerning the premises located at 710 - 714 Leuda Street, Fort Worth, Texas 76104 same being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

WHEREAS, Lessor and Lessee desire to subordinate all of their right, title and interest in and to the Lease to that one certain Deed of Trust (With Security Agreement and Assignment of Rents) ("Deed of Trust") dated of even date herewith, executed by Lessor in favor of Lender and encumbering the Property, and any and all other interests in the Property of The Fort Worth Economic Development Corporation ("Lender") in consideration of a loan made by Lender to Lessor and Lessee in the original principal amount of \$624,000.00 as evidenced by a promissory note of even date herewith executed by Lessor.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the Lessor and Lessee in hand paid by the Lender, Lessor and Lessee do hereby covenant and agree that the Lease and any modifications, renewals, extensions, and amendments of the Lease and all rights, options, liens or charges created thereby (including any option to purchase or right of first refusal) are hereby made expressly subject and subordinate, in all respects, to the Deed of Trust and the lien and any security interest created thereby, to any advancements made under the Deed of Trust, to any and all consolidations, renewals, modifications and extensions thereof, and to any other deed of trust on the Property which may hereafter be held by Lender, its successor and assigns.

EXECUTED this 1st day of October, 2008

LESSOR:

MLA Ventures, LLC, a Texas limited liability company

By: Mary Lou Artim
Mary Lou Artim, Member

Return to:
FNF-Title Services
ATTN: RECORDING DEPT
8051 Jetstar Drive, Ste 110
Irving, TX 75039

LESSEE:

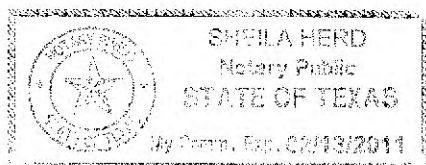
Richard A. Artim, M.D., P.A., a Texas
professional association

By: Richard A. Artim
Richard A. Artim, President

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mary Lou Artim, Member of MLA Ventures, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

October **GIVEN UNDER MY HAND AND SEAL OF OFFICE**, this the 1st day of _____, 2008.

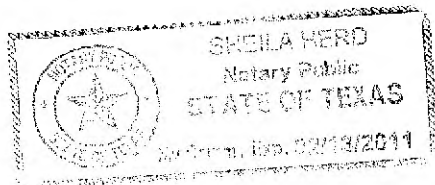


Sheila Herd
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Richard A. Artim, President of Richard A. Artim, M.D., P.A., a Texas professional association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of October, 2008.




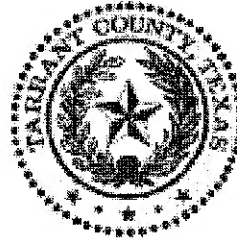

NOTARY PUBLIC, State of Texas

EXHIBIT "A"

Lots 2, 3, 4 and 5, Block 6, College Hill Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume "W", Page 167, Deed Records, Tarrant County, Texas.



FNF-TITLE SERVICES
8051 JETSTAR DR #100

IRVING TX 75063

Submitter: ALAMO TITLE CO

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 10/14/2008 09:41 AM
Instrument #: D208392484
LSE 5 PGS \$28.00

By: _____



D208392484

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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